

description of the proposed rezoning area. Mr. Francis is currently developing layouts for the property and intends to develop the land into a single-family residential subdivision. A preliminary plat is anticipated for May. The rezoning would match the adjacent R-1 land and Round Horn Street will be used as the primary access for the future subdivision.

Chairperson Huser opened the public hearing. Mr. Francis distributed and briefly reviewed a conceptual layout of the potential subdivision. Vice-Chairperson Hartman asked about the connecting streets to the land. Mr. Francis stated that his subdivision will accommodate for connecting streets to the areas east and south of his development. Secretary Passmore added that the two main adjacent property owners did review these conceptual drawings at the City. Mrs. Hartman clarified that parkland and storm water detention will be accommodated within the subdivision. Mrs. Shirley Walker clarified some items with Mr. Francis regarding how the land will develop. Mr. Huser closed the public hearing.

Motion By: Dean Soash

Seconded By: Lake Lambert

Move that the Planning and Zoning Commission recommend to the City Council the rezoning request for the proposed J.D. Francis Property South of Murphy Addition.

Yes: 7

No: 0

Absent: 0

C. Regular Business:

1. Review and Recommendation of the Final Plat and Construction Documents for Stone Haven Addition - Phase 4.

B.N.K.D. Inc., in conjunction with Shoff Engineering, has produced a final plat and the construction documents for phase 4 of the Stone Haven subdivision located in southwest Waverly. This final phase of the subdivision is south of 16th Avenue SW and east of 3rd Street SW. Rezoning of the area was completed in July of 2003 with the majority being R-3 and a smaller area of C-2 bordering along 3rd Street SW. The final plat checklist is provided, and storm water detention and parkland were accommodated for in the previous phases. The plat has changed from the preliminary plat as it pertains to 16th Avenue and the east end of the development. Through Commission and City Council comments, the future extension of 16th Avenue to 8th Street SE has been eliminated.

Commissioner Soash questioned the completeness of the construction documents. Secretary Passmore stated that further revisions are being completed and will be in place before the City Council review. He further stated that all the construction details are to the City standards. Vice-Chairperson Hartman asked about the commercial lots on the west edge of the phase and how they will develop. Mr. Dennis Happel of B.N.K.D. Inc. stated that one lot is already targeted for a church while the other lots are unknown. Mr. Soash confirmed a gradual taper will occur when 16th Avenue changes in width.

Commissioner Bell asked about City Council's thoughts on not extending 16th Avenue over to 8th Street. City Engineer Cherry reviewed the different factors that played into this decision and stated the City was in favor of this plat.

Motion By: Elizabeth Hartman Seconded By: Ann Bell

Move that the Planning and Zoning Commission recommend to the City Council the approval of the final plat and construction documents for the proposed Stone Haven Addition - Phase 4.

Yes: 7 No: 0 Absent: 0

2. Review and Recommendation of the Minor Plat for Lot 11 in Copper Ridge First Addition.

Dean Soash, in conjunction with Terry Van Laningham, PLS, has produced a minor plat for lot 11 of the new Copper Ridge First Addition. This lot was originally created for the purpose of increasing the lot sizes and useable land for the residents in Maple Hills Addition whose rear-yards adjoin lot 11. The plat will create nine parcels to meet this purpose and reserves a small access easement along the north boundary. The individual lots do not allow for main structures to be built upon them but would allow for accessory structures to be placed by an adjacent lot owner.

Mr. Soash reviewed the proposed plat and the intended use of the parcels.

Motion By: Edith Waldstein Seconded By: Ann Bell

Move that the Planning and Zoning Commission recommend to the City Council the approval of the minor plat for Lot 11 in Copper Ridge First Addition.

Yes: 6 No: 0 Absent: 0

Commissioner Soash stepped down from the Commission before the item was introduced to review the item.

3. Review and Set Public Hearing on the Rezoning Request for the Waverly-Shell Rock Community School District property along 12th Street NW.

The Waverly-Shell Rock Community School District has requested the rezoning of their property at 802 12th Street NW just north of 7th Avenue NW. The property is currently zoned A-1 (Agricultural District) and the proposed zoning is R-3 (Multiple-Family Residential District). Wartburg College is the sole owner of the surrounding land which is all zoned A-1. The School District desires the rezoning to better enable their future sale of the property.

Mr. Dennis Stufflebeam represented the School and reviewed the request. Commissioner Soash reviewed the actual buildable area of the lot. Vice-Chairperson Hartman asked if this request would be considered spot zoning because all the area around the lot is zoned A-1. Commissioner Lambert expressed his desire to see the land rezoned to a less dense district.

5. Review and Discussion of the Comprehensive Land Use Plan Update.

Mr. Brian Schoon with INRCOG will review the process the Commission will be involved with in updating the City's Comprehensive Land Use Plan. Attached were copies of the task force notes and a summary of the 1997 Plan.

Mr. Schoon reviewed the timelines and a separate meeting was set to devote full focus to the Comprehensive Land Use Plan Update.

D. Old Business:

Commissioner Soash questioned the possible non-conformance of two signs in Waverly which were reviewed by the Commission.

E. New Business: None

F. Adjournment:

Motion By: Elizabeth Hartman

Seconded By: Dean Soash

That the Planning and Zoning Commission meeting be adjourned.

Yes: 7

No: 0

Absent: 0

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